

SALE

SELF-STORAGE DEVELOPMENT SITE

4575 Gun Club Rd West Palm Beach, FL 33415



PROPERTY DESCRIPTION

Site plan approved. Ready to obtain permits.

PROPERTY HIGHLIGHTS

- Beautifully and professionally designed by an experienced self-storage developer / operator.
- 3 story, 759 units.
- Gross building area - 98,857 sf, Unit leasable - 73,820 sf, Average unite size - 97.26 sf.
- Excellent visibility - Approximately 290' of Gun Club Rd frontage.
- Gun Club Rd left turn lane access.
- Additional access from South Military Trail and pylon signage.
- AADT, Signalized intersection of South Military Trail and Jog Rd - 46,000, Southern Blvd at South Military Trail - 72,000.

OFFERING SUMMARY

Sale Price: \$3,950,000

Lot Size: 2.62 Acres

DEMOGRAPHICS	1 MILE	2 MILES	5 MILES
Total Households	4,821	17,828	127,823
Total Population	14,295	55,888	332,631
Average HH Income	\$67,657	\$71,394	\$73,310

William Miller
954 675 2501



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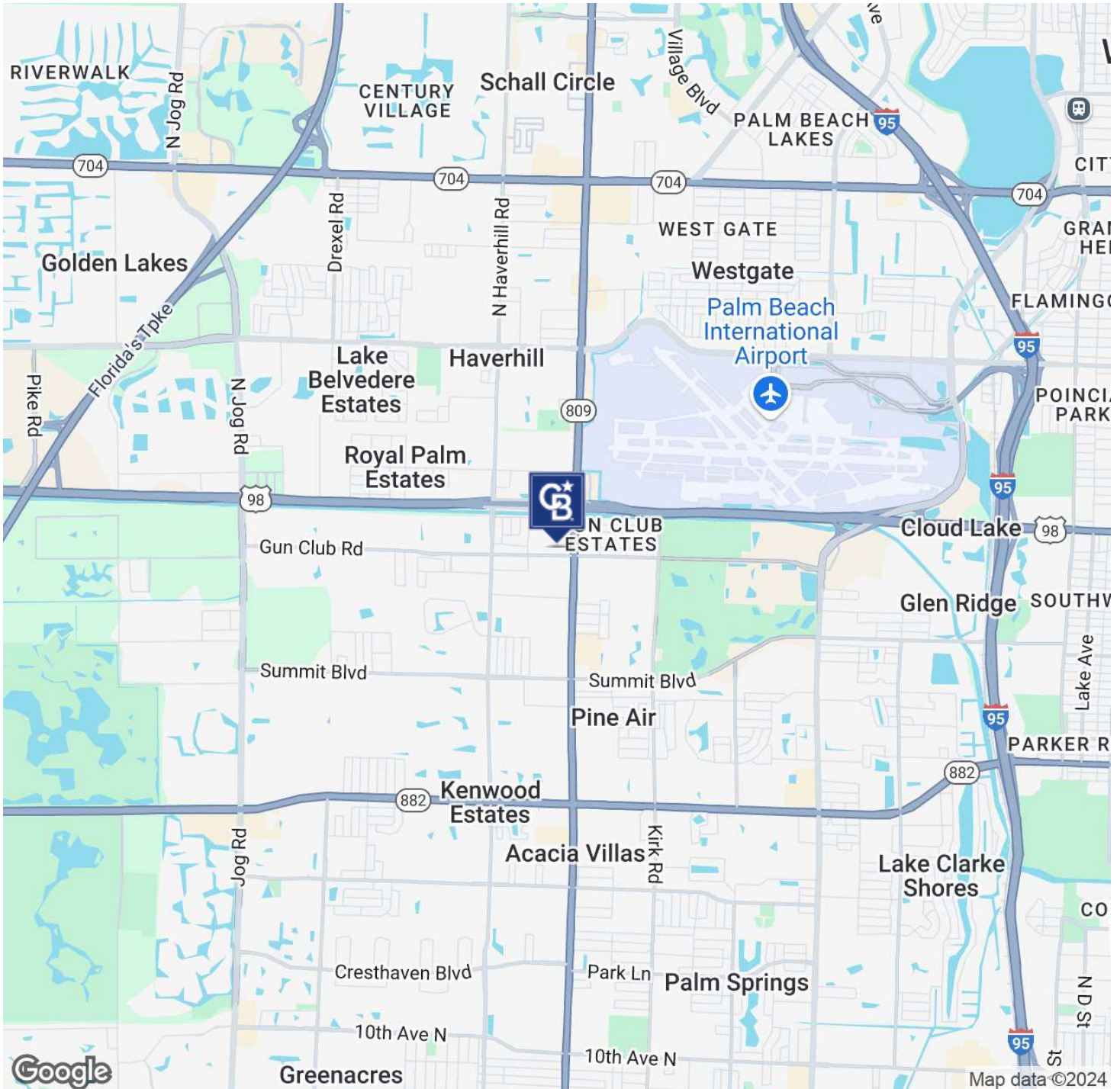


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